



REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2014-10

LEGISTAR #: 20140750

**PROPERTY OWNERS: Gregory Vance & Margaret Quinn
758 Allgood Road
Marietta, GA 30062**

PROPERTY ADDRESS: 740 & 750 Allgood Road

PARCEL DESCRIPTION: Land Lot 10710, District 16, Parcels 0210 & 0220

AREA: 0.558 acs.

COUNCIL WARD: 6A

EXISTING ZONING: OI (Office Institutional)

REQUEST: CRC (Community Retail Commercial)

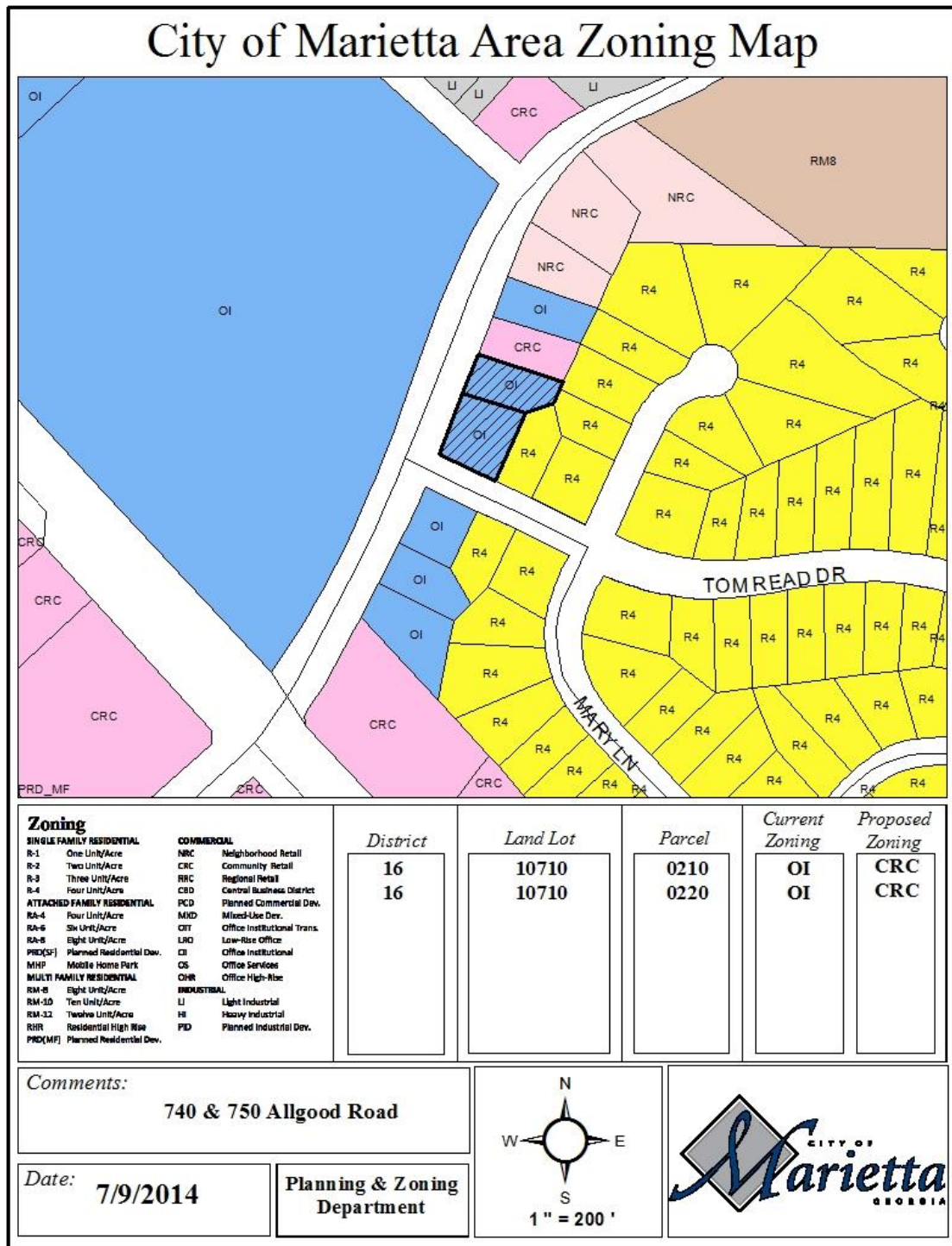
FUTURE LAND USE: RAC (Regional Activity Center)

REASON FOR REQUEST: The applicant is proposing to rezone these parcels from OI to CRC in order to expand their existing retail business onto these properties.

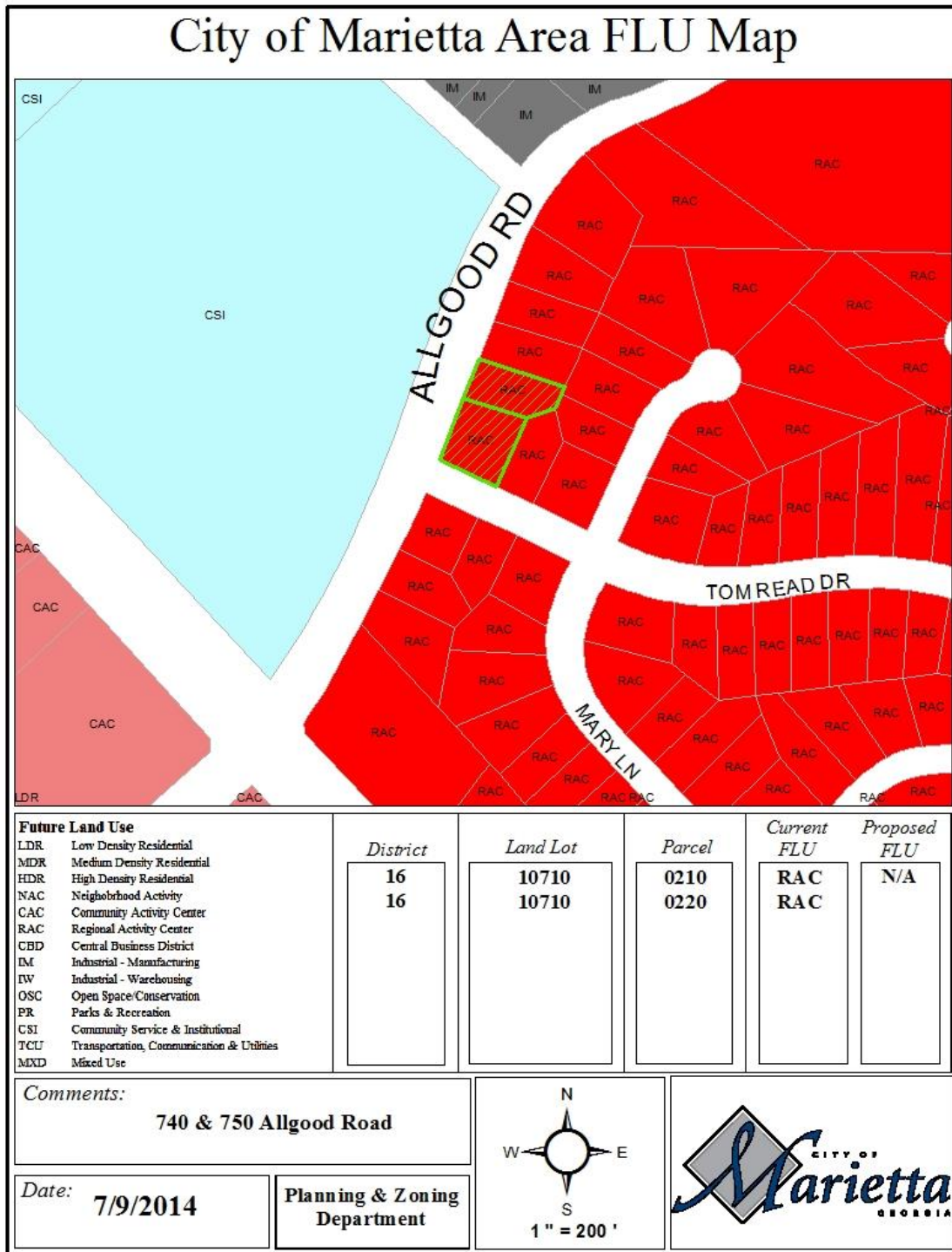
PLANNING COMMISSION HEARING: Tuesday, August 5, 2014 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, August 13, 2014 – 7:00 p.m.

MAP



FLU MAP



PICTURES OF PROPERTY



PICTURES OF PROPERTY



STAFF ANALYSIS

Location Compatibility

Gregory Vance and Margaret Quinn are requesting to rezone 0.538 acres located at 740 and 750 Allgood Road from OI (Office Institutional) to CRC (Community Retail Commercial). The applicants also own the adjacent north property at 758 Allgood Road which is already zoned CRC. The adjacent properties to the southeast of this parcel are zoned R4 (Single Family Residential 4 units/acre). Across Allgood Road is the Walker School property, which is zoned OI, Office Institutional.

The applicants are requesting to rezone both parcels, 740 and 750 Allgood Road, to CRC so that all three parcels will have the same CRC zoning, as they would like to expand their wholesale pottery business that they currently operate at 758 Allgood Road, but they have no plans for any additional construction or alterations. The applicants would also like to use 740 Allgood as a retail shop to sell seasonal items.

Use Potential and Impacts

The applicants do not have any plans to alter the existing structures or to add any additional buildings on the property, but they do plan to expand the existing pottery business that they currently operate at 758 Allgood Road onto these two properties. However, it appears that the rear of the property at 750 Allgood Road is already being used by the applicants for storage. The applicants indicate that they plan to use the rear yard areas of both properties as storage for their merchandise.

It appears that the buildings on these properties were originally residential structures that have been used commercially for approximately 20 years. Although these properties are adjacent to residential properties along their rear property lines, no landscaped buffer has ever been provided, but there is a 6 ft. privacy fence to protect the residential properties. However, there is adequate space to provide a row of evergreen trees along the fence line that would provide additional protection to the residences. In order for the applicants to be able to operate their business on the two properties as proposed, the following variances would be necessary:

- Variance to reduce the required landscaped buffer along the southeast property line from 40' to 10'. [§708.23 (I)]
- Variance to reduce the required rear yard setback (measured from the buffer line) from 35' to 14.5'. [§708.23 (H)]

The City's Comprehensive Plan indicates that the subject and all the adjacent properties southeast as having a Future Land Use (FLU) of Regional Activity Center (RAC). The purpose of the RAC category is to provide for areas that can support a high density of development serving regional markets and trade areas. These districts are generally located along major arterials, highway interchanges and along high capacity mass transit routes. However, neither the current OI zoning nor the proposed CRC zoning are compatible zoning categories within the existing RAC designation, but both are compatible with other properties in the area.

STAFF ANALYSIS CONTINUED

Environmental Impacts

There is no indication of any endangered species, streams, flood plain, wetlands, or significant slopes on these properties.

Economic Functionality

Until purchased by the applicants, these properties had been inconsistently occupied by a number of businesses, indicating that these properties are not functional as currently zoned. Changing the zoning of these two properties to CRC will allow the properties to be combined into a larger, more functional, property with greater options for use.

Infrastructure

Because the applicant is not proposing any construction or changes to the site, the proposed rezoning of this property will have minimal impacts on the transportation, education, water, sewer, electricity, and other public infrastructure in the area.

History of Property

There are no existing variances, special land use, or zoning permits.

Other Issues

An exemption plat will be required if the applicant intends to combine the parcels.



ANALYSIS & CONCLUSION

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Prepared by: _____

Approved by: _____

DRAINAGE & ENVIRONMENTAL CONCERNS

| | |
|--|------------|
| Does flood plain exist on the property: | NO |
| What percentage of the property is in the flood plain? | --- |
| What is the drainage basin for the property? | Sope Creek |
| Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency? | NO |
| If so, is the use compatible with the possible presence of wetlands? | --- |
| Do stream bank buffers exist on the parcel? | NO |
| Are there other topographical concerns on the parcel? | NO |
| Are the storm water issues related to the application? | NO |
| Potential presence of endangered species in the area? | NO |

TRANSPORTATION -

| | |
|---|--|
| What is the road effected by the proposed change? | Allgood Road Tom Read Drive |
| What is the classification of the road? | Allgood Road: Collector Tom Read Drive: Local |
| What is the traffic count for the road? | --- |
| Estimated # of cars generated by the proposed development? | --- |
| Estimated # of trips generated by the proposed development? | --- |
| Do sidewalks exist in the area? | YES |
| Transportation improvements in the area? | NO |
| If yes, what are they? | --- |

- If land disturbance is proposed, Site Plans will be required for construction. If required, Site Plans must include, parking, driveways, streets, erosion-sedimentation-and pollution control plan, stormwater management (preventing concentrated flows from adjacent property, roads, and areas), stormwater quality (bioretention or other), and any other applicable improvements required by City Code and Georgia Stormwater Management Manual. Additional comments will be made at time of site plan submittal, if it is required. There can be no point discharge onto adjacent property which is not into a stream, defined drainageway, or storm sewer. Discharge will not be allowable at the property line, or into the street R.O.W. If easements are required for drainage through adjacent property, then the owner is to obtain.
- Crossover easements are required for the parcels, as well as with #758, or an Exemption Plat will be required combining all 3 parcels.
- *“Per City Code Division 716.08B - Minimum standards for surfaces treated and hardened to accommodate vehicles up to 8,000 pounds are as follows:*

Concrete. 4 inches of 2500 psi concrete with control joints at least every 30 feet, or if no control joints are utilized, then wire reinforcement throughout.

Asphalt. Binder and topping course mixes at least 3” thick.

Brick. Bricks laid in a 2” concrete base.

Stone. A 2” crusher run base with a 2” stone topping (#57)

Tar-treated stone. A hot liquefied asphaltic application

Please see standard details available from Public Works.

NOTE: Paver Stones over gravel base is acceptable with Director of Public Works approval.

- There is a concern that any increase in impervious area on the parcels may result in increased and / or concentrated surficial flows only the property at 593 Tom Read Drive.
- Parking cannot be located within the Right-Of-Way. These spaces must be removed.
- Minimum 2-way drive is 20’ without variance. Drives and parking to be per ITE standards.



MARIETTA POWER – ELECTRICAL

| | | |
|---|---|-----------------------------|
| Does Marietta Power serve this site? | Yes <input checked="" type="checkbox"/> X | No <input type="checkbox"/> |
| If not, can this site be served? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| What special conditions would be involved in serving this site? | | |
| Additional Comments: | | |

MARIETTA FIRE – EMERGENCY SERVICES

| | |
|---|------------|
| Nearest city or county fire station from the development? | Station 56 |
| Distance to the nearest station? | 2 miles |
| Most likely station for 1 ST response? | Station 56 |
| Service burdens at the nearest city fire station (under, at, or above capacity?) | n/a |
| <p>Other than the questions above, please comment on any issues you might have concerning this request for rezoning or variance.</p> <p><u>Comments:</u></p> <p>*Comply with all state and local codes for occupancy classification including but not limited to sprinkler system, fire alarm system, and protection of hazards.</p> | |



MARIETTA BOARD OF LIGHTS & WATER

WATER – N/A – No additions proposed

| | |
|---|--|
| Is there a water line adjacent to the property? | |
| If not, how far is the closest water line? | |
| Size of water line? | |
| Capacity of water line? | |
| Approximate water usage by proposed use? | |

WASTEWATER – N/A – No additions proposed

| | |
|--|----------------|
| Is a sewer line adjacent to the property? | |
| If not, how far is the closest sewer line? | |
| Size of sewer line? | |
| Capacity of the sewer line | A.D.F. Peak |
| Estimated waste generated by proposed development? | |
| Treatment Plant Name? | |
| Treatment Plant Capacity? | |
| Future Plant Availability? | |



MARIETTA CITY SCHOOLS

| | |
|--|--|
| Elementary School System Servicing Development | |
| Middle School Servicing Development | |
| High School Servicing Development | |
| Capacity at Elementary School | |
| Capacity at Middle School | |
| Capacity at Marietta Sixth Grade Academy | |
| Capacity at High School | |
| Current enrollment of Elementary School | |
| Current enrollment of Middle School | |
| Current enrollment of High School | |
| Number of students generated by present development | |
| Number of students projected from the proposed development | |
| New schools pending to serve this area | |
| <u>Comments:</u> | |